

36 Coke Street, Norwood, SA 5067



House For Sale

Wednesday, 19 June 2024

36 Coke Street, Norwood, SA 5067

Bedrooms: 3

Bathrooms: 1

Area: 539 m2

Type: House



Bronwyn Drabsch

Auction Sunday 7th July at 12 Noon

Built in 1900 this solid sandstone fronted villa offers position, period charm and potential plus! The home's original four main rooms are all very spacious and feature polished timber floors, 11 foot ceilings (3.4m), decorative cornices and ceiling roses. To the rear of the home you will find the functional eat-in kitchen with gas cooking and a charming potbelly stove, a large laundry, separate WC and the bathroom. The kitchen leads out to the outdoor living area and there are also handy store sheds plus a delightful established rear garden. There is off-street parking at the front of the property and a driveway to the northern side that leads to the backyard (the northern neighbour has a right of way to the driveway). Whilst the home is very livable as-is, it would definitely benefit from an update and, with a depth of 48m, there is also loads of room for a large extension whilst still leaving you a sizeable rear garden. Situated on approximately 539m² of land, perhaps keep the front of the house to retain the charm of the home's era whilst you design a modern extension to add in all the necessary conveniences of today whilst incorporating your own personality OR perhaps fully demolish and rebuild your dream home in the heart of Norwood. There is definitely plenty of scope here limited only by your imagination. Located approximately 200m to The Parade you can enjoy brunch with friends at one of the many nearby cafes, a day of shopping or perhaps catch the latest movie followed by dinner at one of the many local pubs or restaurants. It is all within walking distance. The home is located in the Norwood Primary School and Marryatville High School zones and you are also close to many other fantastic public and private schools. You are less than 4km into the CBD of Adelaide and also close to many other fantastic shopping facilities, medical services and all amenities. It doesn't get much better than this! Be quick to avoid missing out on this fantastic opportunity!

RATES AND FEES: Council rates: \$TBC per annum
SA Water - water rates: \$TBC per quarter
SA Water - sewer rates: \$TBC per quarter
Emergency Services Levy: \$TBC per annum

OTHER INFORMATION: Council: City of Norwood, Payneham & St Peters
Zoning: Established Neighbourhood
Year Built: House 1900
Land size: 539m²
Frontage: 12.19m (including driveway of 2.44m)

PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. To assist you with your research on the property's market value we can provide you with the recent sales for homes in the area. Please contact the agent and we can forward these to you. The vendor's statement can be provided to you via email or can be viewed at the agent's office in the three days preceding the auction (please contact the agent to arrange a time to view the document). The vendor statement will also be available for viewing at the property on auction day for 30 minutes before the auction begins. Whilst we try our absolute best to obtain the correct information for this advertisement, the accuracy of this information cannot be guaranteed, and all interested parties should view the property and seek their own independent advice.

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